

ZONE 25-0006
-EXHIBIT C-
Planned Development Standards

The proposed development will conform to the development standards of the Town of Prosper's Zoning Ordinance and Subdivision Ordinance, as they exist or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Single Family – 10 District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.
2. **Development Plans**
 - a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
 - b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.
3. **Uses:** The following uses shall be permitted:
 - a. Model Home
 - b. Single Family Dwelling, Detached
 - c. Accessory Building
 - d. Park or Playground
 - e. Private Recreation Center
 - f. Private Utility, Other Than Listed
4. **Regulations:** Regulations shall be permitted in accordance with the Single Family – 10 District and as specified below:
 - a. **Development Standards:**

DEVELOPMENT STANDARDS – SINGLE FAMILY – 10	PROSPER STANDARDS	PROPOSED PD STANDARDS
MAX DENSITY	2.5 UPA	2.5 UPA
MIN FRONT YARD SETBACK	25'	30'
MIN SIDE YARD SETBACKS	8'	8'
ADJACENT TO SIDE STREET	15'	15'
MIN REAR YARD SETBACK	25'	25'
MIN LOT DEPTH	125'	150'
MIN LOT WIDTH	80'	76'
MIN LOT AREA	10,000 SQFT	TYPE A: 11,500 SQFT TYPE B: 12,000 SQFT TYPE A: 12,500 SQFT
MAXIMUM HEIGHT	2.5 STORIES, < 40'	2.5 STORIES, < 40'

DEVELOPMENT STANDARDS – SINGLE FAMILY – 10	PROSPER STANDARDS	PROPOSED PD STANDARDS
LOT COVERAGE	45 PERCENT	45 PERCENT
MIN ENCLOSED GARAGE AREA	400 SQFT	400 SQFT

- b. **Lot Yield:** The maximum number of single-family detached units shall be ninety-six (96), subject to the limits per lot type specified below.
- c. **Lot Types:** The single family detached lots developed within the community shall be in accordance with the following three Lot Types that shall be located throughout the community.
- i. **Type A Lots:** Minimum lot area shall be eleven thousand five hundred feet (11,500 sf) Lots. There shall be a maximum of ten (10) Type A Lots.
 - ii. **Type B Lots:** Minimum lot area shall be twelve thousand square feet (12,000 sf) Lots. There shall be approximately twenty-six (26) Type B Lots.
 - iii. **Type C Lots:** Minimum lot area shall be twelve thousand five hundred (12,500 sf) Lots. There shall be minimum of sixty (60) Type C Lots.
- d. **Open Space and Amenities:**
- i. An amenity area for family-oriented activities shall be provided in the southern portion of this community. The amenity area shall be completed prior to the issuance of certificates of occupancy of greater than 50% of the homes within this community. The program for the amenity area shall contain a minimum of three (3) elements from the following list and must contain at least one (1) element from numbers 1–4 as approved by the Director of Development Services:
 - 1. Fitness station
 - 2. Pickleball court
 - 3. Fishing pier
 - 4. Children’s playground facility
 - 5. Shade structure with seating
 - 6. Dog park
 - 7. Bike pump/ repair station with shade structure
 - 8. Landscape gathering area
 - 9. Grill & picnic area
 - ii. Minimum of 10% Usable Open Space Required.

- iii. 5' Sidewalks along local street sections and 8' Trails through open space and natural creek areas.

e. **Visibility Corridor Creek View**

- i. A visibility corridor into the creek shall be provided at the north and south ends of the open-space system, as generally depicted in Exhibit D.

f. **Architectural and Building Material Standards:** Should a discrepancy exist between the Town Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The architectural and building material standards for the single-family lots are as follows:

- 1. **Driveways:** Driveways shall be constructed of the following materials: brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.

2. **Exterior Surfaces:**

- a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
- b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
 - 1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
 - 2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
 - 3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.
 - 4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.

5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.

3. **Roofing:**

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors

4. **Street Network Design:**

- a. Local residential streets incorporate curvilinear street alignments
- b. Front Setback Staggering. If curvilinear streets are provided, standard stagger requirements shall not be required.
- c. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

5. **Garages:**

- a. Dwellings shall have a minimum of two (2) car garage bays totaling a minimum of four hundred feet (400 sf).
- b. Side entry garages shall be permitted on corner lots.
- c. Garage doors directly facing a street shall be located no closer than thirty feet (30') from the property line.

6. **Plate Height:** Each structure shall have a minimum principal plate height of nine feet (9') on the first floor.

7. **Air Conditioners:** No window or wall air conditioning units will be permitted on structures. All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

8. **Porches**: Porches are required for lots facing the creek or open space.
9. **Anti-Monotony**: Each house design shall not be the same as its neighboring and adjacent houses.
- g. **Landscaping**:
 - i. Required trees shall not be smaller than four (4) caliper inches. A minimum of two (4) inch caliper shall be located in the front yard. The total caliper inches shall be eleven (11) caliper inches per lot.
 - ii. The minimum of twenty (20) shrubs, each a minimum of three (3) gallons in size when planted, shall be planted in the front yard of each lot.
 - iii. One hundred percent of all fronts, side, and rear yards not covered by hardscape or landscape beds shall be irrigated and sodded.
 - iv. All foundations visible from street shall have flower beds or evergreen shrubs generally screening foundation.
 - v. Thoroughfare screening trees are to be 4" minimum.
 - vi. Berming is required on both Parvin Road and Prosper Trail
 - vii. Underbrush along creek should be cleared for more visibility and overall tidiness of the creek banks.